



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
December 15, 2022**

Meeting began at 7:00 P.M.

Roll Call: John Schick Chairman (Absent), David Keener Vice-Chairman, Rory Buckwalter, John Kerchner, Joshua Roberts, Marvin Stauffer, John Wolf, and Zoning Officer - Collin Fox (Absent)

Approval of Minutes:

It was moved and seconded (J. Wolf / J. Roberts) with unanimous approval, to approve the May 19, 2022, meeting minutes

Visitors: Nam Hoang, Lina Lopez

Public Comments: None

Old Business: None

New Business:

1. Review Zoning Hearing Application from Nam Hoang for property 5405 Rainbow Drive. The applicant seeks a Zoning Special Exception to allow for a "Home Occupation, Major" within the Low-Density Residential District (R-1). This Special Exception is for "Use" as provided in Table 306.B.1. of the East Petersburg Zoning Ordinance.

Nam Hoang explained that his fiancé would like to work from home doing hair. She currently has a shop in Landisville, and she would like to transfer her business to 5405 Rainbow Drive. The space they would like to use was part of the garage. They are looking to install a dividing wall to separate the laundry area from the part of the space that will be used as a salon with one chair. There is a French door that goes into this area, and this will be used to enter the salon space. Lina said there will only be one client at a time, by appointment only, one to five clients per day. One of Lina's current clients is a neighbor.

Per the State Board of Cosmetology, the space is required to be 180 sq. ft. minimum, per stylist, and she will have 186 sq. ft. The space will be ADA compliant. The clients will park directly in front of the door that enters to the salon space. The work has not been done to finish this space because they are waiting to find out if it will be ok first. There is currently electrical and plumbing for the laundry facilities. John Wolf suggested they speak to the building inspector prior to getting a permit and doing work. Mr. Hoang said he would also like to hang a sign. Mr. Wolf explained that the PC is just the advisory board and the ZHB will make the determination on the Special Exception. David Keener told Nam and Lina that the ZH Board will ask questions, but it would be good for them to have a presentation ready to cover everything they have talked about tonight for the hearing and share a copy of a picture of the space, the French door, and a map of the

location. Mr. Keener explained that everything presented at the hearing will become part of the court record because there will be a court recorder at the zoning hearing meeting.

Mr. Hoang said he did widen the driveway to accommodate one more car which was not permitted originally, and the size needed changed. The driveway has since been permitted and work has been completed to be brought into compliance. Mr. Keener said this is a separate item from the use.

It was moved and seconded (J. Roberts / J. Kerchner) with unanimous approval, to recommend approval of the zoning special exception for property 5405 Rainbow Drive, to allow for "Home Occupation, Major" within the Low-Density Residential District (R-1). This Special Exception is for a "Use" as provided in Table 306.B.1. of the East Petersburg Zoning Ordinance.

Miscellaneous: None

Announcement: Next meeting will be held January 19, 2023, if needed.

Adjournment: 7:15 p.m.

Respectfully Submitted,
Kim Strayer, Recording Secretary